087.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	980,100	/	980,100
USE VALUE:	980,100	/	980,100
ASSESSED:	980,100	/	980,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT CHARLES R--ETAL
Owner 2:	BENNETT MAUREEN E
Owner 3:	
Street 1:	100 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 3325 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8212.000	513,600		466,500	980,100
Total Card	0.189	513,600		466,500	980,100
Total Parcel	0.189	513,600		466,500	980,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.77 | /Parcel: 294.77

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54906
GIS Ref	
GIS Ref	
Insp Date	10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0003.0

!7065!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	513,600	0	8,212.	466,500	980,100		Year end	12/23/2021
2021	101	FV	483,500	0	8,212.	466,500	950,000		Year End Roll	12/10/2020
2020	101	FV	483,500	0	8,212.	466,500	950,000	950,000	Year End Roll	12/18/2019
2019	101	FV	412,400	0	8,212.	433,100	845,500	845,500	Year End Roll	1/3/2019
2018	101	FV	412,900	0	8,212.	433,100	846,000	846,000	Year End Roll	12/20/2017
2017	101	FV	412,900	0	8,212.	379,800	792,700	792,700	Year End Roll	1/3/2017
2016	101	FV	412,900	0	8,212.	346,500	759,400	759,400	Year End	1/4/2016
2015	101	FV	367,300	0	8,212.	306,500	673,800	673,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:57:17

LAST REV

Date	Time
04/30/19	15:29:24
apro	

TAX DISTRICT

PAT ACCT. 7065

USER DEFINED

Prior Id # 1:	54906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17334-238		8/1/1986		303,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2011	737	Porch	4,500					EXTEND OFP ON EXIS

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/21/2018	MEAS&NOTICE	CC	Chris C
4/9/2012	Info Fm Prmt	BR	B Rossignol
4/3/2009	Meas/Inspect	372	PATRIOT
4/4/2000	Meas/Inspect	263	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8212		Sq. Ft.	Site		0	70.	0.81	12									466,454						466,500	

Total AC/HA:	0.18852	Total SF/SM:	8212	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	466,454	Spl Credit		Total:	466,500

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.07441390
Const Adj.:	0.99881017
Adj $ / SQ:	144.873
Other Features:	112666
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697819
Depreciation:	184224
Depreciated Total:	513594

COMMENTS

OF=SHOWER STALL DBL SINKS AND WHIRLPOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

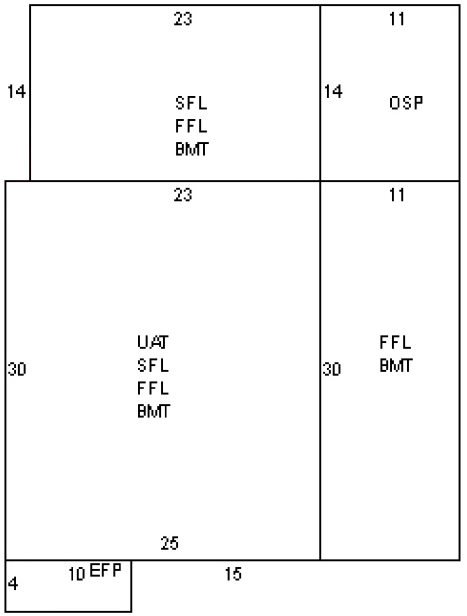
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.30
Special Features:	0	Val/Su Net:	120.62
Final Total:	513600	Val/Su SzAd	207.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,402	57.590	80,737
FFL	First Floor	1,402	144.870	203,112
SFL	Second Floor	1,072	144.870	155,304
UAT	Upper Attic	188	92.720	17,385
OSP	Screen Porch	154	29.900	4,605
EFP	Enclos Porch	40	72.510	2,901

Net Sketched Area:	4,258			Total:	464,044
Size Ad	2474	Gross Area	4820	FinArea	3325

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

087.0-0001-0003.0